



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



2 SNOWBERRY FIELDS

THANKERTON, BIGGAR, SOUTH LANARKSHIRE ML12 6RJ



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WELCOME TO

2 SNOWBERRY FIELDS

This modern four-bedroom detached residence in the shadow of Tinto enjoys semi-rural tranquillity in the small village of Thankerton, just a 10-minute drive from amenities in the town of Biggar. The move-in-ready interiors are exceptionally bright and spacious, featuring multiple bathrooms and generous, interconnected living spaces that make it an ideal family home. It benefits from scenic views and occupies a large corner plot with low-maintenance gardens and good private parking, including a garage.

FEATURES

- Attractive detached house with scenic views
- Welcoming hall with storage
- South-facing living room with access to:
- Light-filled dining kitchen with garden access and utility room
- Principal suite with walk-in wardrobe and shower room
- Ground-floor bedroom suite with storage and WC
- Two further double bedrooms
- Three-piece family bathroom
- Corner plot with easy-upkeep front and rear gardens
- Private driveway and detached single garage
- Gas central heating and double glazing

SOUTH-FACING

LIVING ROOM

An airy entrance hall boasts built-in storage and stylish wood-style flooring – a warm finish continued throughout the ground floor. Leading off the hall is a living room flooded with sunny natural light from multiple dual-aspect windows. It features a wall-mounted contemporary fire and double doors to the kitchen.





LIGHT-FILLED DINING KITCHEN

WITH GARDEN ACCESS AND UTILITY ROOM

The dual-aspect kitchen spans the rear of the house, with a dining area that opens out to the garden, creating a year-round social hub. There is also a spacious pantry and a wide selection of wood-toned cabinets and generous workspace are framed by rich-ochre décor and come integrated with a double oven, a dishwasher, a five-ring gas burner, and a statement island hood. There is also an upright fridge freezer and a washing machine, the latter housed in an adjoining utility room that also features a ceiling-hung clothes pulley and garden access.







THREE DOUBLE BEDROOMS

Completing downstairs is one of the four double bedrooms on offer, complemented by storage and a handy en-suite WC. This could be additional living space, a guest suite, or facilities to accommodate multi-generational living. The remaining bedrooms are upstairs, reached via stairs and a light-filled landing (spacious enough to be used as an office space), with all areas carpeted for maximum comfort. The luxury principal suite features a walk-in wardrobe and a bright shower room, while a skylit three-piece bathroom is also located on this floor.



PRINCIPAL SUITE WITH WALK-IN WARDROBE AND SHOWER ROOM



A SKYLIT THREE-PIECE BATHROOM

AND 2 EN-SUITES



Gas central heating and full double glazing ensure a warm and efficient home.

BOASTING SCENIC VIEWS



Externally, the front and rear gardens are landscaped for easy maintenance, and a multi-vehicle driveway leads to a detached single garage, which provides ample private parking.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen/utility room appliances. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.





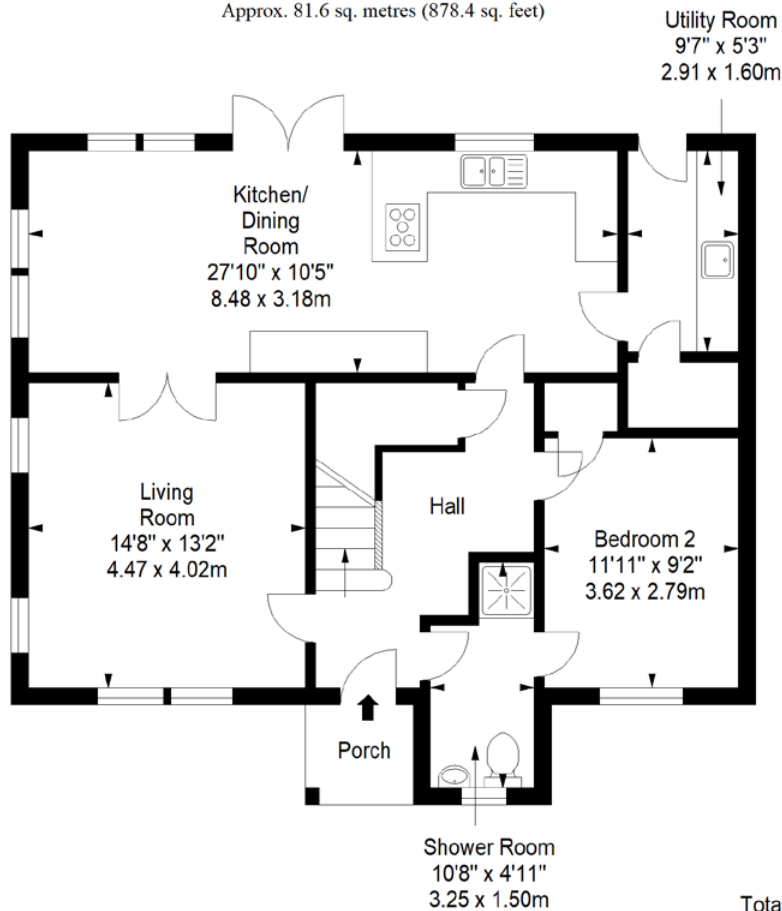
THANKERTON

BIGGAR

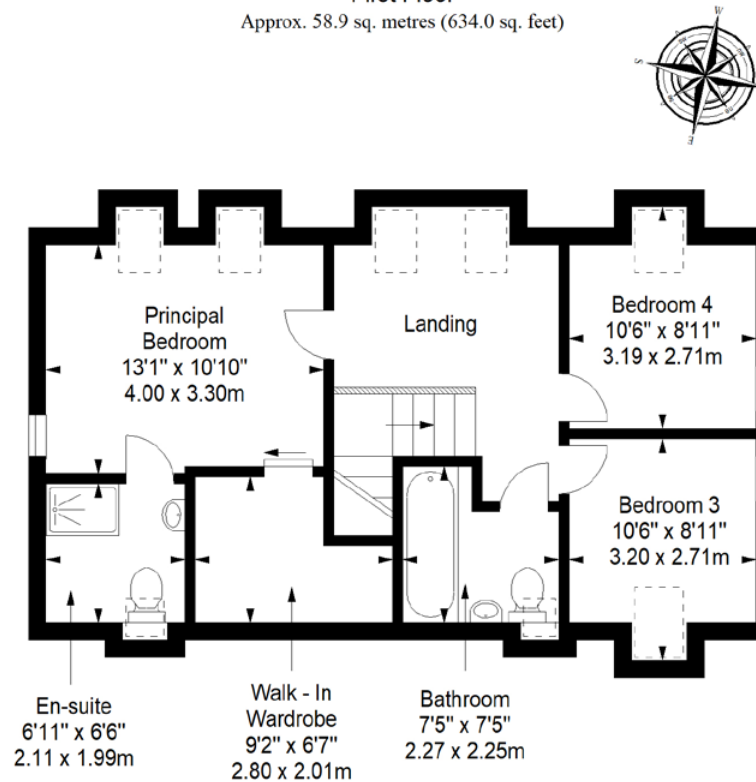
The small village of Thankerton is well-served by a primary school, a small pub, a nearby dairy with a milk and milkshake vending machine, a filling station, and a regular bus service to Lanark and Biggar. Located just six miles from the village, Biggar has a bustling High Street with an excellent range of convenience shopping and independent retailers, including Damn Delicious—a family-run farm and butcher shop, along with a good selection of restaurants, bistros and cafes, offering fabulous fare and hospitality, whilst a wider range of shopping and amenities can be found in the nearby towns of Lanark and Peebles. Whatever your interests, the town offers a vibrant social and recreational scene and a wonderfully eclectic range of activities. One of Biggar's many attractions is its museums and its renowned Victorian puppet theatre. The town also hosts a number of annual festivals, including the family-friendly Biggar Little Arts Festival in October, the Biggar Bonfire on Hogmanay, and the Biggar Agricultural Show and Vintage Car Rally every summer. For those who enjoy an active lifestyle, there is a golf course, a boating pond, tennis courts, and bowling and rugby clubs, whilst, for outdoor lovers, the surrounding countryside promises limitless opportunities for fishing, hillwalking, trail running, and mountain biking in the nearby Glentress Forest. The town is served by a number of highly-regarded primary and secondary schools, whilst an excellent range of private school options are available in Edinburgh. Offering a perfect base for commuters, Biggar is well-connected to Edinburgh, Glasgow, and the South by the M8, M9 and M74. There are excellent daily bus connections to Edinburgh, Lanark, and Peebles, and nearby Carstairs Railway Station operates commuter trains to Edinburgh and Glasgow daily.

FLOORPLAN

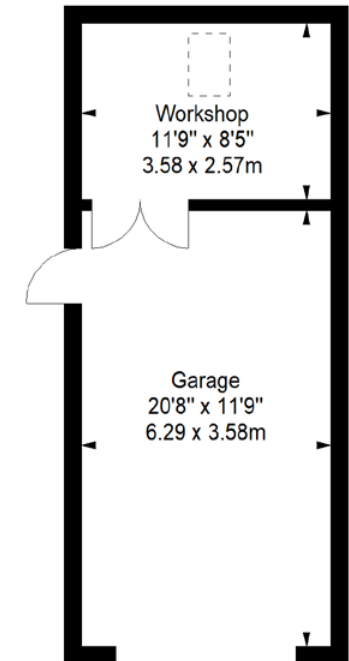
Ground Floor
Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor
Approx. 58.9 sq. metres (634.0 sq. feet)



Garage & Workshop
Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 172.9 sq. metres (1861.1 sq. feet)

Property Office:

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